



July 26, 2001

Mr. Robert L. Peters II, PE
Chief of Engineering and Facility Maintenance
Department of General Services
102 County Drive
P.O. Box 532
Yorktown, VA 23690

RE: Proposal for Professional Services
Leas-Secure Detention Facility

Dear Mr. Peters,

As you know, the County wishes to construct [REDACTED] the existing facility located in Hampton, on roughly 3 acres of open land along [REDACTED]. DJG appreciates the opportunity to prepare this proposal to provide the architecture and engineering services for this project. Based on our meetings and discussions with you and Mr. Don Willis, we understand the scope of work to be as follows:

DJG will perform a topographic survey of the project site and will prepare plans and specifications, which will site-adapt the existing design to the new site, with a few minor modifications. The resulting site plan and specifications, in addition to siting the proposed building, will meet [REDACTED] requirements and address the following:

- Paved parking for a minimum of twelve vehicles and an improved ingress/egress road with traffic turnouts.
- A volleyball court and a paved basketball court (which will also serve as an overflow parking lot).
- Grading, stormwater management, and erosion & sedimentation control plans.
- Water and sanitary sewer utility connections, including: oversized sanitary pipes, a grinder pump, and a grease trap.
- Lighting, landscaping, and signage plans.
- Associated sections, profiles, details, and notes.

From our preliminary research, we believe the closest points for connection to existing water and sanitary sewer mains are at the intersection of [REDACTED] Road. Therefore, we propose to tie into these utilities at this intersection, roughly 250' South from the intersection of [REDACTED] Road and the project site's existing driveway. For the purposes of this proposal, we have assumed that the water pressure in the existing main will be adequate for the project's proposed sprinkler system, and that the existing sanitary force main at [REDACTED] has the capacity to accept flows from the proposed

detection facility. Furthermore, we have assumed that no boundary surveys, traffic studies, turn lanes, emergency generators, or archaeological studies are required.

DJG will review the Hampton building design and make modifications as required to meet current building, fire, and accessibility codes. DJG will also make modifications to the existing architectural, mechanical, and electrical designs, per Mr. Willis, to include the following:

- Include between-the-glass window blinds at exterior windows.
- Relocate kitchen plumbing to avoid excessive noise heard in the classroom.
- Provide manual flush valves and faucet controls in lieu of "electric-eye" type.
- Investigate the use of "breakaway" style door levers and select door hardware from a manufacturer with parts available locally.
- Provide access to outdoor freezer unit from building interior.
- Provide tool storage shed attached to main building.
- Rearrange administrative spaces to allow staff toilet to open into the main hallway.
- Include vestibule added to Hampton facility during construction and address associated HVAC issues.
- Provide dedicated electrical circuits for kitchen equipment.
- Conversion of gas fired mechanical equipment to burn LP gas.

Our fee for the above scope of work is as follows:

Preliminary Design Phase:

Program Manager	5 hrs. @ \$125/hr.	\$625.00
Project Manager	10 hrs. @ \$98/hr.	\$980.00
Senior Architect	16 hrs. @ \$93/hr.	\$1,488.00
Architect	24 hrs. @ \$65/hr.	\$1,560.00
Licensed Surveyor	8 hrs. @ \$82/hr.	\$656.00
Survey Crew (two-man)	16 hrs. @ \$100/hr.	\$1,600.00
Civil Engineer	40 hrs. @ \$62/hr.	\$2,480.00
Mechanical Engineer	12 hrs. @ \$70/hr.	\$840.00
Electrical Engineer	8 hrs. @ \$72/hr.	\$576.00
Clerical	6 hrs. @ \$39/hr.	\$234.00
SUBTOTAL		\$11,039.00

Reconfiguration Phase – Reconfiguration of Existing Architectural, Structural, and MEP

Drawings (total of 20) to Current Electronic Format:

Program Manager	2 hrs. @ \$125/hr.	\$250.00
Senior Architect	8 hrs. @ \$93/hr.	\$744.00
Architect	36 hrs. @ \$65/hr.	\$2,340.00
Structural Engineer	12 hrs. @ \$62/hr.	\$744.00
Mechanical Engineer	16 hrs. @ \$70/hr.	\$1,120.00

Electrical Engineer	16 hrs. @ \$72/hr.	\$1,152.00
SUBTOTAL		\$6,350.00

Final Design Phase:

Program Manager	15 hrs. @ \$125/hr.	\$1,875.00
Project Manager	32 hrs. @ \$98/hr.	\$3,136.00
Senior Architect	24 hrs. @ \$93/hr.	\$2,232.00
Architect	40 hrs. @ \$65/hr.	\$2,600.00
Landscape Architect	40 hrs. @ \$82/hr.	\$3,280.00
Civil Engineer	60 hrs. @ \$62/hr.	\$3,720.00
Mechanical Engineer	12 hrs. @ \$70/hr.	\$840.00
Senior Electrical Engineer	8 hrs. @ \$97/hr.	\$776.00
Electrical Engineer	40 hrs. @ \$72/hr.	\$2,880.00
Clerical	44 hrs. @ \$39/hr.	\$1,716.00
Reimbursable Expense (geotechnical sub consultant)	estimate:	\$4,000.00
SUBTOTAL		\$27,055.00

Construction Phase - Administration of the Construction Contract:

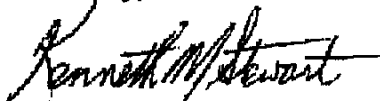
Program Manager	8 hrs. @ \$125/hr.	\$1,000.00
Project Manager	20 hrs. @ \$98/hr.	\$1,960.00
Senior Architect	36 hrs. @ \$93/hr.	\$3,348.00
Architect	72 hrs. @ \$65/hr.	\$4,680.00
Civil Engineer	32 hrs. @ \$62/hr.	\$1,984.00
Mechanical Engineer	8 hrs. @ \$70/hr.	\$560.00
Senior Electrical Engineer	4 hrs. @ \$97/hr.	\$388.00
Electrical Engineer	8 hrs. @ \$72/hr.	\$576.00
Clerical	36 hrs. @ \$39/hr.	\$1,404.00
SUBTOTAL		\$15,900.00

TOTAL PROJECT FEE: \$60,344.00

Deliverables (included in the above fee): up to five (5) sets of plans at the preliminary and final design reviews and up to fifteen (15) final sets for bidding. Construction stakeout and as-built surveying services can be provided for an additional fee, if desired.

We hope you find this proposal to be acceptable. If you have any questions or comments regarding this proposal, please do not hesitate to call.

Sincerely,



Kenneth M. Stewart, PE
Executive Vice President